

The logo for the estate agent 'exp' is displayed in white lowercase letters on a dark blue square background in the top right corner of the image.A photograph of a two-story brick house with a white front door and windows. A brick path leads to the door, and a lawn is in the foreground. A 'For Sale' sign is visible on the left. The house is surrounded by other similar properties and a clear blue sky with some clouds.

# 6 Leeson Crescent

Barton Seagrave NN15 6SY

**DARREN WOOTTON**  
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# 6 Leeson Crescent

Guide Price: £230,000

This spacious two bedroom semi-detached property is situated on the very popular Leeson Crescent in Barton Seagrave, a desirable market town on the edge of Kettering. The property boasts a large living room, kitchen/dining room, two double bedrooms and a family bathroom. Externally, the property features a low maintenance garden to the side, while to the front it enjoys an attractive outlook over a green space. The front garden has a generous driveway providing off road parking for several cars. An exciting opportunity for buyers looking to create a home to their own taste and one that is offered to the market with no onwards chain.

Situated close to a range of local amenities and well-regarded schooling, making it appealing for families and commuters alike. Barton Seagrave offers everyday facilities, parks and transport links, with nearby Kettering providing a mainline rail service to London St Pancras. Viewing is highly recommended to fully appreciate the potential this property has to offer and can be arranged by quoting DW1501.

**Entrance Hall** - Double glazed entrance door with matching side panel to front. Stairs to first floor.

**Lounge** - 5.52m x 3.29m (18'1" x 10'9") - Double glazed windows to front and side, Radiator, Gas fire.

**Kitchen** - 2.86m x 2.25m (9'4" x 7'4") - Double glazed window to front, part glazed door to side garden, base & wall units with worktop over, tiled splash backs, stainless steel sink with matching mixer tap, induction hob with extractor fan over, integrated fridge, freezer & washing machine.

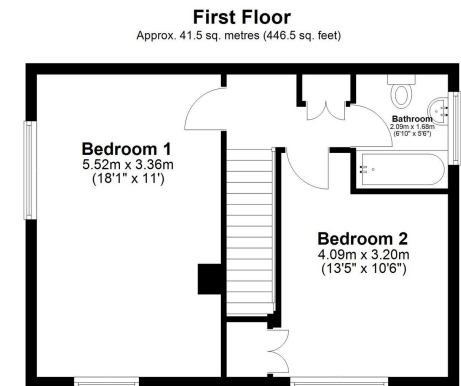
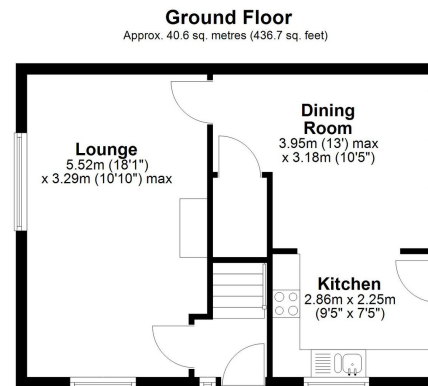
**Dining Room** - 3.95m x 3.18m (12'11" x 10'5") - Double glazed window to side, understairs storage cupboard.

**Landing** - Airing cupboard, radiator, access to loft.

**Master Bedroom** - 5.52m x 3.36m (18'1" x 11'0") - Double glazed windows to front & side, radiator.

**Bedroom Two** - 4.09m x 3.20m (13'5" x 10'5") - Double glazed window to front, radiator, built-in wardrobes.

**Bathroom** - Double obscure glass to side, bath with power shower over, basin with stainless steel mixer tap, w/c, ceiling extractor fan, fully tiled throughout.



Call Darren Wootton to arrange a viewing on **07808 314772**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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